



ROHRS & ROWE





Crofters  
Trewince Lane  
Port Navas  
Falmouth  
Cornwall  
TR11 5RH

- Contemporary residence in peaceful location
- Generous sitting room
- Garden room with bi-fold doors to the garden
- Spacious kitchen/dining room
- Master bedroom suite with vaulted ceiling
- Two additional bedrooms on the second floor
- Spacious guest suite
- Garden studio
- Beautiful garden with countryside views
- Underfloor heating on first floor
- Double garage
- Utility room
- EPC C
- Council tax band E



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ATTRACTIVE 4 BEDROOM CONTEMPORARY RESIDENCE SET CLOSE TO THE SAILING WATERS OF THE HELFORD RIVER WITH SPACIOUS, FLEXIBLE ACCOMMODATION FINISHED TO A HIGH STANDARD THROUGHOUT AND A BEAUTIFUL LANDSCAPED PRIVATE GARDEN



## PROPERTY

Crofters is a beautiful and well-appointed residence offering very bright and spacious accommodation throughout. The main reception areas are on the first floor; which provides both lovely views to the countryside to the front and also direct access into the beautiful garden to the rear. The generously proportioned open plan kitchen and dining area captures abundant natural light through expansive floor-to-ceiling windows and features high gloss white finishes with Miele appliances. To the side is a well appointed utility that also provides direct access to the garden.

The welcoming sitting room benefits from a stylish wood burning stove and connects seamlessly to the garden room, which features a roof lantern and bi-folding doors and flows out into the garden making this a very social area for entertaining. To one side is the guest bedroom suite which also benefits from direct access to the garden through patio doors. The second floor houses the master bedroom suite and features a vaulted ceiling and floor-to-ceiling windows that provide sweeping views of the surrounding valley. There are two additional generously sized bedrooms and a well-appointed family bathroom complete this floor.

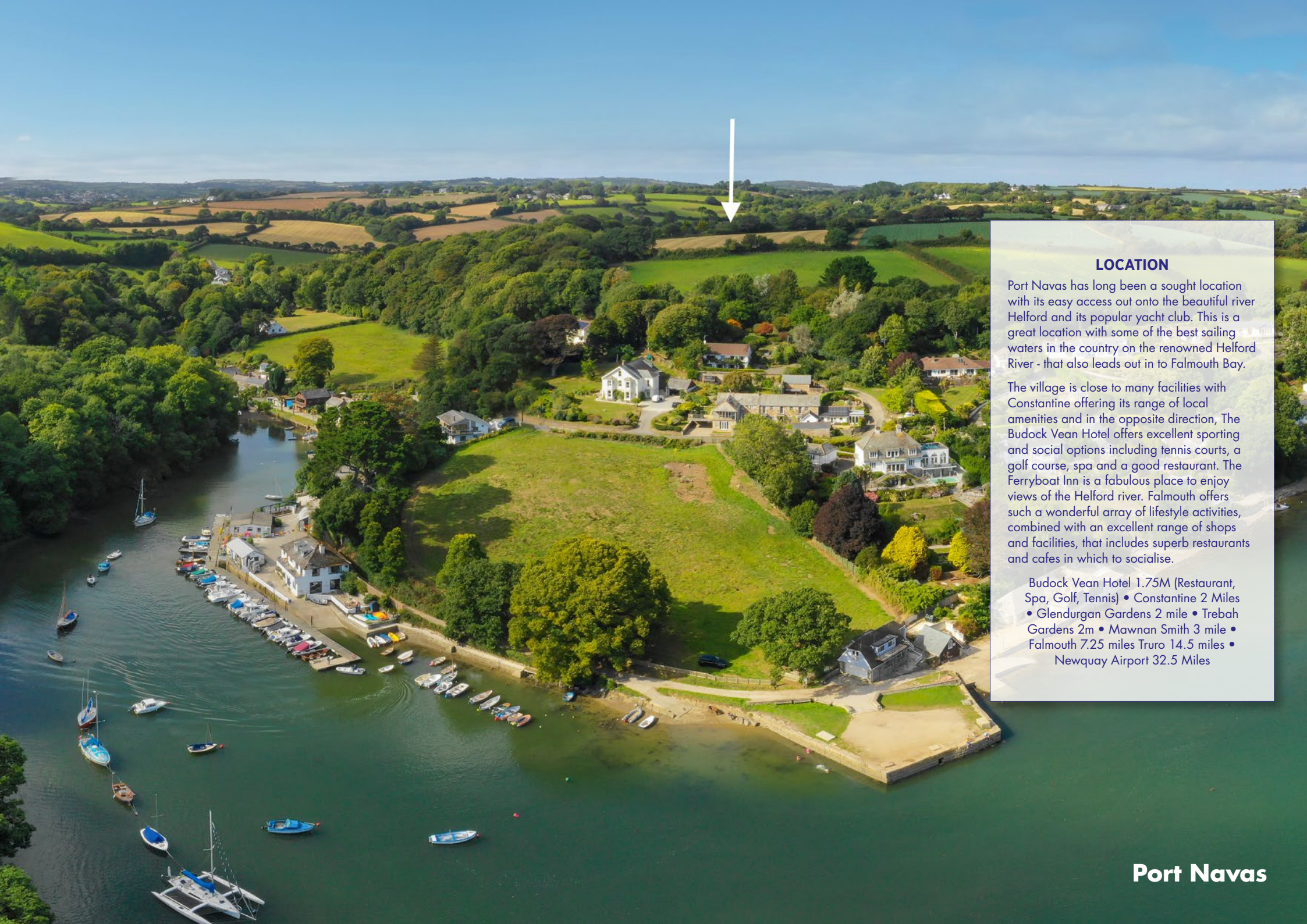
To the front of the property, a gated paved driveway leads to a double garage, with additional storage area. The carefully designed rear garden offers low maintenance borders and a tranquil lawn area to sit and relax. At the top of the garden is a garden studio creating the perfect spot to immerse yourself in the idyllic surroundings, or alternatively would make a very peaceful home office. Beyond the studio is a productive orchard that borders open farm land.











## LOCATION

Port Navas has long been a sought location with its easy access out onto the beautiful river Helford and its popular yacht club. This is a great location with some of the best sailing waters in the country on the renowned Helford River - that also leads out in to Falmouth Bay.

The village is close to many facilities with Constantine offering its range of local amenities and in the opposite direction, The Budock Vean Hotel offers excellent sporting and social options including tennis courts, a golf course, spa and a good restaurant. The Ferryboat Inn is a fabulous place to enjoy views of the Helford river. Falmouth offers such a wonderful array of lifestyle activities, combined with an excellent range of shops and facilities, that includes superb restaurants and cafes in which to socialise.

Budock Vean Hotel 1.75M (Restaurant, Spa, Golf, Tennis) • Constantine 2 Miles  
• Glendurgan Gardens 2 mile • Trebah Gardens 2m • Mawnan Smith 3 mile • Falmouth 7.25 miles Truro 14.5 miles • Newquay Airport 32.5 Miles









Helford River



Anna Maria Creek









Helford Passage



# Trewince Lane, Port Navas, Constantine, Falmouth, TR11 5RH

Approximate Area = 2593 sq ft / 240.9 sq m (includes garage)

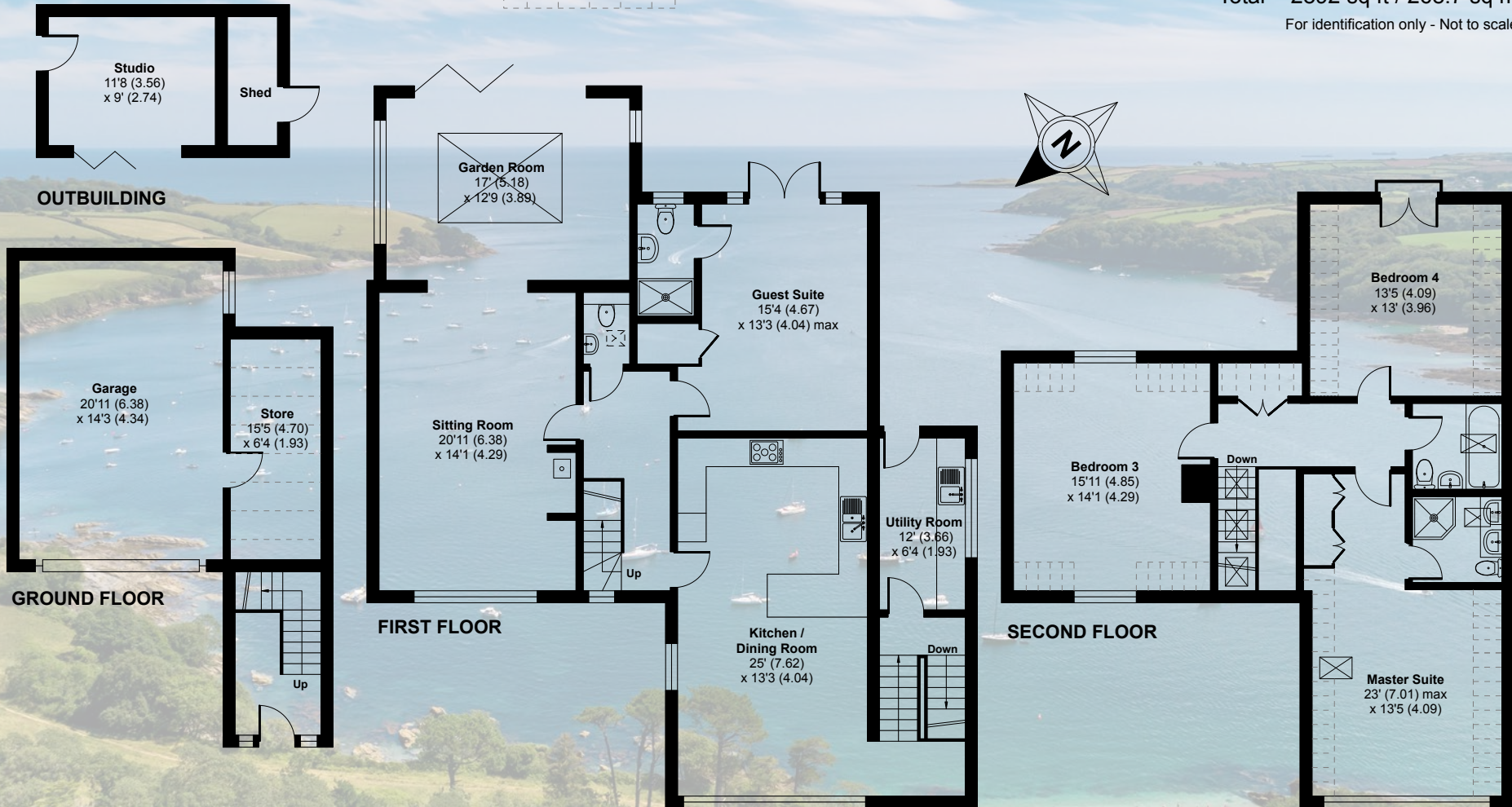
Limited Use Area(s) = 162 sq ft / 15.1 sq m

Outbuilding = 137 sq ft / 12.7 sq m

Total = 2892 sq ft / 268.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Rohrs and Rowe. REF: 1001139





**Services:** Mains water & electricity. Private drainage. Air source heat pump central heating.

**Directions:** What3Words: ///shifters.dorm.founders

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